

1 **CLAIMS:**

2 We claim:

3 1. A method in a computer system for providing an electronic template
4 for inputting and providing a virtual tour of one or more real property units
5 over a public communications network, comprising the following steps:

6 a. making available to one or more affiliates via the public
7 communications network, a virtual tour template on one or more
8 memory areas, said virtual tour template providing a framework for
9 affiliates to input photographs and a data set to create a virtual tour
10 of a real property unit;

11 b. receiving from the affiliate via the public communications
12 network, at least one movable photograph of part or all of the real
13 property unit, and storing the at least one movable photograph in one
14 or more memory areas such that it is available to be dynamically
15 retrieved by the virtual tour template and thereby included as part of
16 the virtual tour;

17 c. receiving from the affiliate via the public communications
18 network, the data set corresponding to the movable photograph, and
19 storing the data set in the one or more memory areas such that it is
20 available to be dynamically retrieved by the virtual tour template and
21 thereby included as part of the virtual tour; and
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d. making available to one or more clients via the public communications network, the virtual tour dynamically utilizing the at least one movable photograph and the data set in the virtual tour template.

2. A method in a computer system for providing an electronic template as recited in claim 1, and further the virtual tour is made available via the public communications network, as a link from a website of the affiliate.

3. A method in a computer system for providing an electronic template as recited in claim 2, and further comprising the steps of returning the client viewing the virtual tour to the website of the affiliate upon conclusion of the virtual tour.

4. A method in a computer system as recited in claim 1, and further comprising the following steps:

a. receiving from the one or more affiliates via the public communications network at least one still photograph of the real property unit, and storing the at least one still photograph in the one

1 or more memory areas such that the still photograph is available to
2 be included in the virtual tour; and

3 b. making available to one or more clients via the public
4 communications network, the virtual tour which also dynamically
5 includes the at least one still photograph in the virtual tour template
6 as part of the virtual tour.

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8 5. A method in a computer system as recited in claim 4, and further
9 comprising the steps of providing a brochure template of the real property
10 unit on the one or more memory areas, the brochure template utilizing the
11 at least one still photograph and data from the first data set, to create an
12 electronic real property unit brochure.
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15 6. A method in a computer system for providing an electronic template
16 for inputting and providing a virtual tour of one or more real property units
17 over a public communications network, comprising the following steps:

18 a. making available to one or more affiliates via the public
19 communications network, a virtual tour template on one or more
20 memory areas, said virtual tour template providing a framework for
21 affiliates to input photographs and a data set to create a virtual tour
22 of a real property unit;
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1 b. said virtual tour template giving the one or more affiliates the
2 option to input a movable photograph having a three hundred sixty
3 degree range and a movable photograph having less than a three
4 hundred sixty degree range;

5 c. receiving from the affiliate via the public communications
6 network, at least one movable photograph of part or all of the real
7 property unit, and storing the at least one movable photograph in one
8 or more memory areas such that it is available to be dynamically
9 retrieved by the virtual tour template and thereby included as part of
10 the virtual tour;

11 d. receiving from the affiliate via the public communications
12 network, the data set corresponding to the movable photograph, and
13 storing the data set in the one or more memory areas such that it is
14 available to be dynamically retrieved by the virtual tour template and
15 thereby included as part of the virtual tour; and
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17 e. making available to one or more clients via the public
18 communications network, the virtual tour dynamically utilizing the at
19 least one movable photograph and the data set in the virtual tour
20 template.
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1 7. A method in a computer system for providing an electronic template
2 for inputting and providing a virtual tour of one or more real property units
3 over a public communications network, as recited in claim 6, and wherein
4 the virtual tour template additionally gives the affiliate the option of
5 inputting a still photograph.

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8 8. A computer-readable medium containing instructions for controlling a
9 computer system, for providing an electronic template for inputting and
10 providing a virtual tour of one or more real property units over a public
11 communications network, comprising the following steps:

12 a. making available to one or more affiliates via the public
13 communications network, a virtual tour template on one or more
14 memory areas, said virtual tour template providing a framework for
15 affiliates to input photographs and a data set to create a virtual tour
16 of a real property unit;

17 b. receiving from the affiliate via the public communications
18 network, at least one movable photograph of part or all of the real
19 property unit, and storing the at least one movable photograph in one
20 or more memory areas such that it is available to be dynamically
21 retrieved by the virtual tour template and thereby included as part of
22 the virtual tour;
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- c. displaying a data set input template which allows the affiliate to enter a data set pertaining to the real property unit such that the data set is made available for use in the dynamic virtual tour;
- d. displaying a photograph input template which allows the affiliate to upload at least one movable photograph, such that the photographs are available for use in the dynamic virtual tour; and
- e. making available for display to a client via the public communications network, a display of the virtual tour which includes part or all of the data set and includes the at least one movable photograph.

10. A method in a computer system as recited in claim 9, and only wherein the displaying of the data input template and the displaying of the photograph input window are contained on the same screen display.

11. An apparatus which provides virtual touring of real property units accessible to clients over a public communications network, comprising:

- a. a web server computer which is accessible by client computers via the public communications network, the web server having

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1 c. receiving from the affiliate via the public communications
2 network, the data set corresponding to the movable photograph, and
3 storing the data set in the one or more memory areas such that it is
4 available to be dynamically retrieved by the virtual tour template and
5 thereby included as part of the virtual tour; and

6 d. making available to one or more clients via the public
7 communications network, the virtual tour dynamically utilizing the at
8 least one movable photograph and the data set in the virtual tour
9 template.
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11 9. A method in a computer system for displaying an affiliate input
12 system to enable an affiliate to input via a public communications network,
13 at least one movable photograph and at least one data set pertaining to the
14 at least one movable photograph, into a real property unit virtual tour
15 template, to create or edit a dynamic virtual tour of the real property unit,
16 comprising the following steps:
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- 18 a. providing a set of computer readable instructions providing the
19 dynamic virtual tour of the real property unit, which includes
20 the affiliate input system;
21 b. displaying a login screen for the entry of data to enable the
22 affiliate to access the affiliate input system;
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one or more memory areas configured to store a virtual tour of one or more real property units, the virtual tour including at least one movable photograph with an accompanying data set;

b. wherein the web server computer is accessible by affiliate computers via the public communications network

12. A method in a computer system for providing and exchanging virtual tours of one or more real property units which have occupation time units available, for the creation and/or maintenance of the virtual tour, comprising the following steps:

a. providing a computer readable medium which includes a virtual tour template of a real property unit on one or more memory areas which are accessible via a public communications network, the real property unit having occupation time units available;

b. storing on the computer readable medium one or more photographs and a data set corresponding to the one or more photographs such that the one or more photographs and the data set may be dynamically retrieved by the virtual tour template and thereby included as part of the virtual tour, in response to a client request over the public communications network; and

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c. making said virtual tour of the real property unit accessible via the public communications network, in exchange for one or more of the occupation time units.

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